

# **Exhibit 1**

**HBL SNF, LLC****1308**

DBA EPIC REHABILITATION AND NURSING AT WHITE PLAINS CITY OF WHITE PLAINS-TAX BILL

1308

Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

188132 125.67-3-1 07/01/20 353999.10 0.00 0.00 353999.10

Acct:

10112000

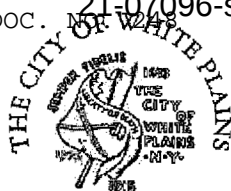
Check Date 07/28/20

Total

353999.10

ups  
7.29.20

24321645001



CITY OF WHITE PLAINS - TAX BILL

255 Main Street, Room 102  
White Plains, NY 10601  
Phone: 914-422-1248  
www.whiteplainsny.gov

FISCAL YEAR 2021

1st INSTALLMENT DUE

WHITE PLAINS HEALTHCARE  
PROPERTIES 1, LLC  
2 BOURBON ST  
SUITE 200  
PEABODY, MA 01960

|                    |               |
|--------------------|---------------|
| LIEN DATE:         | July 01, 2020 |
| PAYABLE BY:        | July 31, 2020 |
| ACCOUNT NUMBER:    | 125.67-3-1    |
| BILL NUMBER:       | 188132        |
| TAX AMOUNT PAYABLE | \$353,999.10  |

PROPERTY LOCATION: 120 CHURCH ST  
PROPERTY DESCRIPTION: SBL 125.67-3-1  
PROPERTY CLASS: 642 ALL OTHER HEALTH FAC  
TAX WARRANT DATE: June 01, 2020  
ESTIMATED STATE AID: CITY 5,463,256 SCHL 27,869,477  
NYS SCHOOL DISTRICT CODE: 699

IMPORTANT: PLEASE READ THE INFORMATION ON THE BACK OF THIS BILL

| LEVY DESCRIPTION     | ASSESSED VALUE | TAXABLE VALUE | TAX RATE | TOTAL TAX AMOUNT | PAYMENT DUE  |
|----------------------|----------------|---------------|----------|------------------|--------------|
| CITY TAX             | 780,000        | 780,000       | 224.5200 | 175,125.80       |              |
| SCHOOL TAX           | 780,000        | 780,000       | 683.1700 | 532,872.60       |              |
| Less: STAR SAVINGS   |                |               |          | .00              |              |
| TOTAL DUE AFTER STAR |                |               |          | 707,998.20       | \$353,999.10 |

THIS BILL COVERS THE PERIOD 07/01/2020 TO 12/31/2020

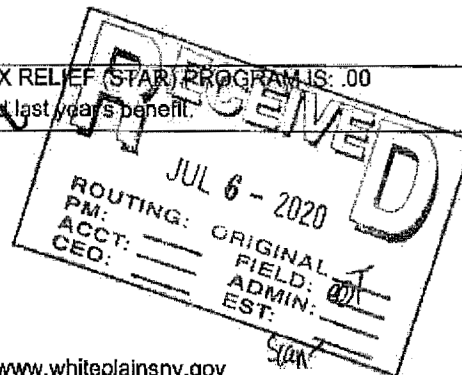
| LEVY DESCRIPTION | TOTAL TAX LEVY | % CHANGE FROM PRIOR YEAR |
|------------------|----------------|--------------------------|
| CITY TAX         | \$63,879,523   | 3.9800                   |
| SCHOOL TAX       | \$182,720,711  | 4.0900                   |

ESTIMATED FULL MARKET VALUE OF PARCEL 29,433,962  
UNIFORM PERCENTAGE OF VALUE 2.65%  
TOTAL ASSESSED VALUE 780,000

YOUR TAX SAVINGS RESULTING FROM THE NYS SCHOOL TAX RELIEF (STAR) PROGRAM IS: .00

This year's STAR exemption benefit cannot exceed last year's benefit.

|                |                |
|----------------|----------------|
| CODE 8440-1800 | AMT 353,999.10 |
| CODE           | AMT            |
| CODE           | AMT            |
| ENTERED 7/2020 |                |
| PAYDATE        | CK#            |



VIEW AND PAY YOUR PROPERTY TAXES ONLINE AT: [www.whiteplainsny.gov](http://www.whiteplainsny.gov)

REMITTANCE COPY - TO ENSURE PROPER CREDIT; PLEASE RETURN THIS PORTION OF THE BILL WITH YOUR PAYMENT

STATEMENT OF TAXES - FISCAL YEAR 2021

CITY OF WHITE PLAINS  
PO BOX 5086  
WHITE PLAINS, NY 10602

PROPERTY LOCATION: 120 CHURCH ST  
2021 CITY 175,125.80  
2021 SCHL 532,872.60

|  |               |
|--|---------------|
| DATE PAYMENT DUE:                            | July 31, 2020 |
| Account Number:                              | 125.67-3-1    |
| Bill Number:                                 | 188132        |
| TAX AMOUNT PAYABLE                           | \$353,999.10  |
| Make checks payable to: CITY OF WHITE PLAINS |               |
| Payment Amount Enclosed                      | \$            |



WHITE PLAINS HEALTHCARE  
PROPERTIES 1, LLC  
2 BOURBON ST  
SUITE 200  
PEABODY, MA 01960

006928

CITY OF WHITE PLAINS  
PO BOX 5086  
WHITE PLAINS, NY 10602-5086

208202140018813250070799820900353999105



**THE CONGRESS COMPANIES**

West Peabody Executive Center, 2 Bourbon Street, Suite 200, Peabody MA, 01960

Phone: 978.535.6700 Fax: 978.535.6701

**Transmittal Cover Sheet**

**WHITE PLAINS HEALTHCARE**

Project # 415

**White Plains Healthcare Properties I, LLC**

120 Church Street  
White Plains, NY 10601

Tel: 978.535.6700 Fax: 978.535.6701

Date: 07/06/2020

Reference Number: 261

**Transmitted To**

Lizer Josefovich  
Water's Edge Rehabilitation & Healthcare  
512 Union Street  
Trenton, NJ 08611  
Tel: 609.393.8622  
Fax: 609.393.9655

**Transmitted By**

Kim Jackson  
White Plains Healthcare Properties I, LLC  
2 Bourbon Street  
Peabody, MA 01960  
Tel: 978.535.6700 ext. 125  
Fax: 978.535.6701

**Package Transmitted For  
Information**

**Delivered Via  
Email Delivery**

**Cc:**

Edward Tabor, White Plains Healthcare Properties I, LLC  
Danielle Feminella, Water's Edge Rehabilitation & Healthcare

**Remarks**

Enclosed for your use and information, please see attached the following document:

\* City of White Plains, NY - Tax Bill - Fiscal Year2021 1st Installment - 120 Church St., White Plains, NY 10601

Please submit payment directly to the City of White Plains, NY and send a copy of such to White Plains Healthcare Properties for our own records.

Thank you.

encl.